

# EXPENSES for 2172 McKenzie Road, Abbotsford, BC

Dec-25

Expense	Monthly Cost	Annual Cost
Landscaping / Snow Removal	\$ 175.00	\$ 2,100.00
Management - onsite	\$ 875.00	\$ 10,500.00
Water / Sewer	\$ 350.00	\$ 4,200.00
Hydro for common areas	\$ 60.00	\$ 720.00
Garbage Removal	\$ 300.00	\$ 3,600.00
Property Taxes	\$ 815.52	\$ 9,786.21
Insurance	\$ 686.08	\$ 8,233.00
Vacancy Reserve 2% of total gross income	\$ 230.21	\$ 2,762.53 rounded
Maintenance Factor	\$ 375.00	\$ 3,000.00
	\$ 3,866.81	\$ 44,901.74
TOTAL GROSS INCOME FOR 2025	\$ 11,510.54	\$ 138,126.50 <b>NET after Expenses</b> \$ 93,224.76
TOTAL PROJECTED GROSS INCOME FOR 2026 BASED ON RENT INCREASES	\$ 11,773.50	\$ 141,282.00 \$ 96,380.26
Value Based on 2025 Income	\$ 2,330,619.00	4%
Value Based on 2026 Income	\$ 2,409,506.50	4%
Cap RATE based on List price	\$ 2,500,000.00	Cap rate 3.73%